



Cinderhills Road, Holmfirth HD9 1EH

welcome to Cinderhills Road, Holmfirth

- Grade II Weavers Cottage
- Two Bedrooms
- Character And Charm
- Enclosed Artificial Grassed Area To Front
- Short Distance To Holmfirth Town Centre

Tenure: Freehold EPC Rating: Exempt

£220,000

CHARMING GRADE II LISTED WEAVERS COTTAGE. SHORT DISTANCE INTO HOLMFIRTH CENTRE AND CLOSE BY COUNTRYSIDE WALKS. SPACIOUS DINING ROOM OPENING ONTO KITCHEN. SECOND FLOOR LOUNGE, TWO BEDROOMS, SPACIOUS BATHROOM. ARTIFICIAL GRASSED AREA TO FRONT.



Summary Accommodation Entrance Lobby Dining Room

15' 5" x 11' 9" (4.70m x 3.58m)

Kitchen

11' 9" x 8' (3.58m x 2.44m)

First Floor

Lounge

17' 5" max x 11' 11" (5.31m max x 3.63m)

House Bathroom

Second Floor

Bedroom One

12' 1" x 11' 4" (3.68m x 3.45m)

Bedroom Two

9' 8" x 7' 10" (2.95m x 2.39m)

External

view this property online williamhbrown.co.uk/Property/HMF107859



Property Ref:

HMF107859 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk